

177.0

0008

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

796,800 / 796,800

USE VALUE:

796,800 / 796,800

ASSESSED:

796,800 / 796,800


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 38 |        | AVOLA ST, ARLINGTON   |

| Legal Description |  |  |  |  |  |  | User Acct |
|-------------------|--|--|--|--|--|--|-----------|
|                   |  |  |  |  |  |  | 120087    |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | GIS Ref   |
|                   |  |  |  |  |  |  | Insp Date |
|                   |  |  |  |  |  |  | 08/31/18  |

## OWNERSHIP

Unit #:

|                            |  |
|----------------------------|--|
| Owner 1: NAYLOR MELISSA G  |  |
| Owner 2: FRANCIS JEFFREY S |  |
| Owner 3:                   |  |
| Street 1: 38 AVOLA ST      |  |
| Street 2:                  |  |

|                     |            |
|---------------------|------------|
| Twn/City: ARLINGTON |            |
| St/Prov: MA         | Cntry      |
| Postal: 02476       | Own Occ: Y |

|                                  |       |
|----------------------------------|-------|
| PREVIOUS OWNER                   |       |
| Owner 1: TAYLOR GARY A/TRUSTEE - |       |
| Owner 2: GARY A TAYLOR TRUST -   |       |
| Street 1: 38 AVOLA ST            |       |
| Twn/City: ARLINGTON              |       |
| St/Prov: MA                      | Cntry |
| Postal: 02476                    |       |

|  |  |
|--|--|
| NARRATIVE DESCRIPTION  |  |
| This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1969, having primarily Wood Shingle Exterior and 2344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms. |  |

|                   |            |
|-------------------|------------|
| OTHER ASSESSMENTS |            |
| Code              | Descrip/No |

|                  |             |
|------------------|-------------|
| PROPERTY FACTORS |             |
| Item             | Code        |
| Z                | R1          |
| o                | SINGLE FA   |
| n                | 100         |
| Census:          | Exempt      |
| Flood Haz:       |             |
| D                | Topo        |
| s                | 3           |
| t                | Below Stree |
|                  | Street      |
|                  | Gas:        |

|                                   |             |
|-----------------------------------|-------------|
| LAND SECTION (First 7 lines only) |             |
| Use Code                          | Description |

|          |             |                    |           |           |           |            |            |     |       |             |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-----|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 101      | One Family  | 6314               | Sq. Ft.   | Site      | 0         | 70.        | 0.97       | 6   |       |             |           |        |   |        |   |        |   | 426,595         |           |   |           |        |      | 426,600   |       |

| PREVIOUS ASSESSMENT |     |     |            |           |           |            |             | Parcel ID     | 177.0-0008-0011.0     |            |
|---------------------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------------|------------|
| Tax Yr              | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                 | Date       |
| 2022                | 101 | FV  | 369,700    | 500       | 6,314.    | 426,600    | 796,800     |               | Year end              | 12/23/2021 |
| 2021                | 101 | FV  | 359,000    | 500       | 6,314.    | 426,600    | 786,100     |               | Year End Roll         | 12/10/2020 |
| 2020                | 101 | FV  | 359,000    | 500       | 6,314.    | 426,600    | 786,100     |               | Year End Roll         | 12/18/2019 |
| 2019                | 101 | FV  | 265,600    | 500       | 6,314.    | 420,500    | 686,600     |               | 686,600 Year End Roll | 1/3/2019   |
| 2018                | 101 | FV  | 236,000    | 500       | 6,314.    | 323,000    | 559,500     |               | 559,500 Year End Roll | 12/20/2017 |
| 2017                | 101 | FV  | 236,000    | 500       | 6,314.    | 304,700    | 541,200     |               | 541,200 Year End Roll | 1/3/2017   |
| 2016                | 101 | FV  | 236,000    | 500       | 6,314.    | 280,300    | 516,800     |               | 516,800 Year End      | 1/4/2016   |
| 2015                | 101 | FV  | 232,300    | 600       | 6,314.    | 262,100    | 495,000     |               | 495,000 Year End Roll | 12/11/2014 |

| SALES INFORMATION |           |      |            |           |            |    | TAX DISTRICT |       |       | PAT ACCT. |  |  |
|-------------------|-----------|------|------------|-----------|------------|----|--------------|-------|-------|-----------|--|--|
| Grantor           | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst          | Verif | Notes |           |  |  |
| TAYLOR GARY A/T   | 70267-420 |      | 11/21/2017 |           | 675,000    | No | No           |       |       |           |  |  |
| TAYLOR GARY A     | 46387-520 |      | 10/31/2005 | Family    | 99         | No | No           |       |       |           |  |  |
| SKINNER PAUL A/   | 28865-124 |      | 7/22/1998  |           | 300,000    | No | No           | Y     |       |           |  |  |

| BUILDING PERMITS |        |          |        |     |            |          |            |         |            |             |     | ACTIVITY INFORMATION |  |  |  |  |  |  |
|------------------|--------|----------|--------|-----|------------|----------|------------|---------|------------|-------------|-----|----------------------|--|--|--|--|--|--|
| Date             | Number | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment | Date       | Result      | By  | Name                 |  |  |  |  |  |  |
| 8/12/2019        | 1201   | Window/S | 57,343 | C   |            |          |            |         | 8/31/2018  | MEAS&NOTICE | HS  | Hanne S              |  |  |  |  |  |  |
| 4/10/2018        | 398    | Alterati | 4,800  | C   |            |          |            |         | 12/29/2008 | Measured    | 163 | PATRIOT              |  |  |  |  |  |  |
| 1/9/2018         | 17     | Redo Kit | 58,477 | C   |            |          |            |         | 3/2/2000   | Inspected   | 276 | PATRIOT              |  |  |  |  |  |  |
| 12/18/2017       | 1655   | Inter-De | 1,000  | C   |            |          |            |         | 1/4/2000   | Mailer Sent |     |                      |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 1/3/2000   | Measured    | 243 | PATRIOT              |  |  |  |  |  |  |
|                  |        |          |        |     |            |          |            |         | 7/14/1993  |             | RV  |                      |  |  |  |  |  |  |

 Sign:  VERIFICATION OF VISIT NOT DATA

|  |                   |                           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
|--|-------------------|---------------------------|-------------------------|------------------------------------|----------|-------------------------|---------------------------------|-------------------|------------|------|------|----------------------|------|--------------|------------|------------|--------------|--|
| <b>EXTERIOR INFORMATION</b>              |                   |                           |                         | <b>BATH FEATURES</b>               |          |                         |                                 | <b>COMMENTS</b>   |            |      |      | <b>SKETCH</b>        |      |              |            |            |              |  |
| Type: 05 - Garrison                      | 1                 | Rating: Average           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Sty Ht: 2 - 2 Story                      |                   | A Bath:                   | Rating:                 |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| (Liv) Units: 1                           | Total: 1          | 3/4 Bath:                 | Rating:                 |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Foundation: 1 - Concrete                 |                   | A 3QBth:                  | Rating:                 |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Frame: 1 - Wood                          |                   | 1/2 Bath: 1               | Rating: Average         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Prime Wall: 1 - Wood Shingle             |                   | A HBth:                   | Rating:                 |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Sec Wall: 8 - Brick Veneer               | 10 %              | OthrFix:                  | Rating:                 |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Roof Struct: 1 - Gable                   |                   | <b>OTHER FEATURES</b>     |                         |                                    |          | <b>RESIDENTIAL GRID</b> |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Roof Cover: 1 - Asphalt Shgl             |                   | Kits: 1                   | Rating: Very Good       |                                    |          | 1st Res Grid            | Desc: Line 1                    | # Units 1         |            |      |      |                      |      |              |            |            |              |  |
| Color: BROWN                             |                   | A Kits:                   | Rating:                 |                                    |          | Level                   | FY LR DR D K FR RR BR FB HB L O |                   |            |      |      |                      |      |              |            |            |              |  |
| View / Desir:                            |                   | Fpl: 1                    | Rating: Average         |                                    |          | Other                   |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| <b>GENERAL INFORMATION</b>               |                   |                           |                         | WSFlue:                            | Rating:  | Upper                   |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Grade: C - Average                       |                   | <b>CONDOS INFORMATION</b> |                         |                                    |          | Lvl 2                   |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Year Blt: 1969                           | Eff Yr Blt:       | Location:                 |                         |                                    |          | Lvl 1                   |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Alt LUC:                                 | Alt %:            | Total Units:              |                         |                                    |          | Lower                   |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Jurisdict:                               | Fact: .           | Floor:                    |                         |                                    |          | Totals                  | RMS: 8                          | BRs: 4            | Baths: 1   | HB 1 |      |                      |      |              |            |            |              |  |
| Const Mod:                               |                   | % Own:                    |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Lump Sum Adj:                            |                   | Name:                     |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| <b>INTERIOR INFORMATION</b>              |                   |                           |                         | <b>DEPRECIATION</b>                |          |                         |                                 | <b>REMODELING</b> |            |      |      | <b>RES BREAKDOWN</b> |      |              |            |            |              |  |
| Avg Ht/FL: STD                           |                   | Phys Cond: GD - Good      | 18. %                   | Exterior:                          | No Unit  | RMS                     | BRS                             | FL                |            |      |      |                      |      |              |            |            |              |  |
| Prim Int Wal 2 - Plaster                 |                   | Functional:               | %                       | Interior:                          | 1        | 8                       | 4                               |                   |            |      |      |                      |      |              |            |            |              |  |
| Sec Int Wall:                            | %                 | Economic:                 | %                       | Additions:                         |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Partition: T - Typical                   |                   | Special:                  | %                       | Kitchen:                           |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Prim Floors: 4 - Carpet                  |                   | Override:                 | %                       | Baths:                             |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Sec Floors:                              | %                 | Total:                    | 18.3 %                  | Plumbing:                          |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Bsmnt Flr: 4 - Carpet                    |                   |                           |                         | Electric:                          |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Subfloor:                                |                   |                           |                         | Heating:                           |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Bsmnt Gar:                               |                   |                           |                         | General:                           |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Electric: 3 - Typical                    |                   |                           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Insulation: 2 - Typical                  |                   |                           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Int vs Ext: S                            |                   |                           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Heat Fuel: 1 - Oil                       |                   |                           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Heat Type: 3 - Forced H/W                |                   |                           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| # Heat Sys: 1                            |                   |                           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| % Heated: 100                            |                   | % AC:                     |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| Solar HW: NO                             | Central Vac: NO   |                           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| % Com Wal                                | % Sprinkled       |                           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |
| <b>MOBILE HOME</b>                       |                   |                           |                         | Make:                              | Model:   | Serial #:               |                                 | Year:             | Color:     |      |      |                      |      |              |            |            |              |  |
| <b>SPEC FEATURES/YARD ITEMS</b>          |                   |                           |                         | <b>PARCEL ID</b> 177.0-0008-0011.0 |          |                         |                                 |                   |            |      |      |                      |      | <b>IMAGE</b> |            |            |              |  |
| Code                                     | Description       | A                         | Y/S                     | Qty                                | Size/Dim | Qual                    | Con                             | Year              | Unit Price | D/S  | Dep  | LUC                  | Fact | NB Fa        | Appr Value | JCod JFact | Juris. Value |  |
| 19                                       | Patio             | D                         | Y                       | 1                                  | 8X16     | G                       | AV                              | 1970              | 6.47       | T    | 39.2 | 101                  |      |              | 500        |            | 500          |  |
| More: N                                  | Total Yard Items: | 500                       | Total Special Features: |                                    |          | Total:                  | 500                             |                   |            |      |      |                      |      |              |            |            |              |  |
| <b>AssessPro Patriot Properties, Inc</b> |                   |                           |                         |                                    |          |                         |                                 |                   |            |      |      |                      |      |              |            |            |              |  |